

**PB# 87-58**

**Central Gate  
Home Improvement**

**70-1-4**

Central Gate Home 87-58  
Improvement - addition

**General Receipt** 9168

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Paul V. Como Aug 5 19 87  
\$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Appl Fee - #87-58

DISTRIBUTION

FUND	CODE	AMOUNT
Check #1496		\$25.00

By Pauline M. Townsend  
Town Clerk

**General Receipt** 9877

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Central Gate Home Imp. (#87-58) June 3, 19 88  
\$ 240.50

Two Hundred Forty and 50/100 DOLLARS

For Site Plan (\$100.00) Pl. Board Eng. Fee (\$140.50)

DISTRIBUTION

FUND	CODE	AMOUNT
Check #2833		\$240.50

By Pauline M. Townsend  
Town Clerk

**General Receipt** 10183

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of (Central Gate) Sept. 22 19 88  
Jamil Bahri + Jamal Motran \$ 121.00

One Hundred Twenty-one and 00/100 DOLLARS

For Plan Bd. Engineering Fee 87-58

County File No. NWT 9-88 M

**COUNTY PLANNING REFERRAL**  
(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of Jamal Motran & Jamil Bahri  
for a Site Plan - NYS 94  
County Action: Local Determination

Pauline M. Townsend  
Town Clerk  
Title

Check # 1496	# 25.00

By Pauline N. Townsend RS  
 Town Clerk

## General Receipt

9877

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

Received of Central Gate Home Imp. (#87-58) \$ 240.50  
Two Hundred Forty and 50/100 DOLLARS

For Site Plan (\$100.00) Pl. Board Eng. Fee (\$140.50)

FUND	CODE	AMOUNT
Check # 2833		\$ 240.50

By Pauline N. Townsend  
 Town Clerk

Williamson Law Book Co., Rochester, N. Y. 14609

## General Receipt

10183

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

Received of (Central Gate) Sept. 22 19 88  
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Application of Jamil Motran & Jamil Bahri  
 for a Site Plan - NYS 94  
 County Action: Local Determination

Title il. Township  
on Clerk

87-58

Map Number 173-92 City H. N. Windsor

Section 57 Block 1 Lot 13.3 Town H. N. Windsor

Title: Quality Home Builders  
of Orange County, Inc.

Dated: 1-3-91 Rev. Filed 8/24/92

Approved by Ronald Oander  
 on 1/31/92

Record Owner Quality Home Bldes. of Orange Co. Inc.

MARION S. MURPHY  
 Orange County Clerk

BI D.O.  
 PBE O.C.H  
 Water D.C.  
 Sewer B.P.  
 Highway  
 E.I.

Site 6 (3 Sheets)



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
Associate

Licensed in New York,  
New Jersey and Pennsylvania

87-58

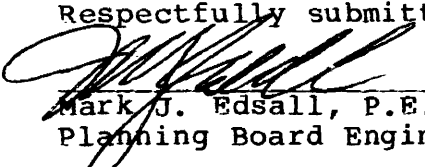
MEMORANDUM FOR RECORD

TO: HENRY SCHEIBLE, CHAIRMAN PLANNING BOARD  
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER  
SUBJECT: CENTRAL GATE SITE PLAN (T87-58);  
TOWN OF NEW WINDSOR, N.Y.  
DATE: 22 June 1988

This memorandum shall confirm that on 20 May 1988, the undersigned, Michael Babcock, Paul Coumo and Jim \_\_\_\_\_ (an owner) met at Town Hall to review the subject project site plan and the necessary corrections that must be made to the plan, pursuant to the conditional approval granted by the Planning Board on 11 May 1988. Several comments and concerns were discussed between all parties. A number of revisions were required to the plan to make same acceptable for approval.

I have been contacted on several occasions by Lynn Vance with regard to the status of the plan and if same can be stamped by the Planning Board Secretary. A review of my files indicates that, to date, I have not received a revised plan for the project. The Applicant's Engineer should be advised that we need a revised plan such that same can be reviewed and a recommendation for Stamp of Approval made.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEemj

cc: Michael Babcock, Building Inspector



McGOEY, HAUSER and EDSALL  
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RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

# MEMORANDUM

TO: HENRY SCHEIBLE, CHAIRMAN  
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER  
SUBJECT: CENTRAL GATE SITE PLAN (T87-58);  
TOWN OF NEW WINDSOR, NEW YORK  
DATE: 19 AUGUST 1988

On this date, I reviewed the revised plan for the subject project as submitted by Paul Cuomo, P.E. The Plan was submitted on 5 August 1988 for my review. The plan was revised last on 3 June 1988.

As you are aware, the Planning Board voted to approve the plan subject to the review of the Planning Board Engineer and Building Inspector. On 20 May 1988 the undersigned, Michael Babcock, Paul Cuomo, P.E. and the owner met and itemized fourteen (14) items which should be corrected on the Plan such that same would be acceptable. On this date, I had reviewed the revised plan and noted that several items discussed at the aforementioned meeting have not been corrected on the plan. The following revisions, which should be made, have not yet been made on the Site Plan for the project:

1. The plan indicates a total of ten (10) parking spaces are required; however, only six (6) of the ten (10) spaces are on the "outside" of the fenced area. It was my understanding that the applicant would have all ten (10) spaces "outside" of the fenced area.
2. The plan was to indicate that the entire parking area would be paved. This is not clearly indicated.
3. It was requested that the plans show a handicapped parking sign; same is not shown.
4. The plan indicates striped areas along the west side of the building and west side of the property. Is this a grass area, striped paved area or what? The plan does not give any indication.

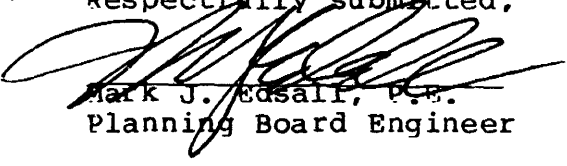
MEMORANDUM

TO: HENRY SCHEIBLE, CHAIRMAN  
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER  
SUBJECT: CENTRAL GATE SITE PLAN (T87-58);  
TOWN OF NEW WINDSOR, NEW YORK  
DATE: 19 AUGUST 1988

-2-

Please review these comments and determine if the plan should be stamped approved or if these previously discussed revisions should also be made. If you have any questions concerning the above, please do not hesitate to contact the undersigned.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEemj

cc: Michael Babcock, Building Inspector

gate

## TOWN OF NEW WINDSOR PLANNING BOARD

## TRACKING SHEET

PROJECT NAME:

Central Gate Home Improvement Addition

PROJECT NO. :

87-58

TYPE OF PROJECT:

Subdivision

Site Plan ☒

Lot Line Change

Other (Describe)

## TOWN DEPARTMENT REVIEWS:

Date

Date

Not

App'd

Not App'd

Required

Planning Board Engineer

Highway

Bus. Fire Prev.

Sewer

Water

Flood

5-25-84 28-883-7-874-28-888-7-875/1988  
2-23-88

## OUTSIDE DEPT./AGENCY REVIEWS:

DOT

DEC

O/C PLANNING

O/C HEALTH

NYS DOH

OTHER (SPECIFY)

2-19-88COUNTYDoes Not Require Approval

## SEOR:

Lead Agency Action

Determination

EAF Short

Long

Submitted

Accepted

Proxy: Filed

Representative

## PUBLIC HEARING:

Held (DATE)

Waived\*

Other

(\* Minor Subdivision and Site Plans only.)

## TIME SEQUENCING:

(SUBDIVISIONS)

Sketch Plan Date

+ 30 days = Action Date

Preliminary P/H Date

+ 45 days = Action Date

Preliminary App'l Date

+ 6 months = Final Resub. Date

Final Plan Date

+ 45 days = Final App'l Date

## TIME SEQUENCING:

(SITE PLANS)

Presubmission Conf. Date

+ 6 months = Submittal Date

First Meeting Date

+ 90 days = Final App'l Date



~~CONFIDENTIAL~~ 5-11-88  
Mr. Paul Cuomo came before the Board representing this proposal.

Mr. Cuomo: We have tried to improve this plan. I went down there and it is in quite a disarray, to say the least. What we have here is to move back that gate way back to allow parking spaces before the gate. We increased the blacktop area.

Mr. Scheible: The gate and the whole fence, you are sliding it all back?

Mr. Cuomo: We moved the gate back. Another thing we did, the fire department had some comments on the gate. They said the gate swings -- I put a sliding gate back so it won't interfere with the handicap parking. The ramp was drawn to scale. But in order to -- we allowed the platform height, we put another door in the side there because we were going up too high and the ramp got to be excessively long. We also put a railing on the ramp. That was another comment. We didn't have a railing.

Mr. Van Leeuwen: Did you see the most recent comments?

Mr. Cuomo: I haven't seen those comments.

Mr. Edsall: The biggest concern I have is the fact that it is an existing building and the ramp has to fit. So in plain terms, I will tell you that it is either going to fit or not. So I need a verified number on the dimensions because there is some conflict.

Mr. Cuomo: Mostly, the comments are on the ramp?

Mr. Edsall: Yes, I got together with Bob Rogers. I know you addressed some of his comments.

Mr. Cuomo: We tried to work on the ramp. I don't know if it

will ever be used. The point is, it has to fit.

Mr. Scheible: I have comments made by Bobby Rogers here dated the 8th, a few days ago.

Mr. Cuomo: I have seen those.

Mr. Scheible: Site plan for the above subject is a revision dated April 25, 1988 and it is submitted by Paul Cuomo. The site plan is found unacceptable. The eight foot gate opening is not sufficient in width for fire apparatus to pass through. A minimum of twelve feet is what they're looking for. Number two, if the gate is open, the handicapped parking space would be unavailable for use by the handicapped. The gate is to be relocated to another location.

Mr. Cuomo: I made a sliding gate.

Mr. Scheible: No railing is shown for the handicapped ramp or hand railing on the building.

Mr. Cuomo: That is there.

Mr. Scheible: The concrete slab at the top of the ramp does not appear to conform with ANSI specifications.

Mr. Cuomo: I made it bigger. We are going to do everything. A foot here and a foot there, I am going to come back on this job. I really think, though, we are getting to a point of diminishing returns where I am coming back to change little tiny things. I think this is a big improvement. You fellows went out there and saw it and it was a mess. It is a mess. I think the main thing is that you make the guy put a storage barn there.

Mr. Edsall: I wanted to ask Paul a question on these entrances. Which ones are existing and which ones are new on the entrances of the building?

Mr. Cuomo: The entrances on the building?

Mr. Edsall: From the photograph, these entrances are all going to be all new, relatively new. They are going to be a different plan. If this ramp project is in its way, you can slide this down. Okay, we are looking to -- sure, it will fit.

Mr. Cuomo: They are all new entrances.

Mr. Scheible: The location of a third building entrance on the front from the west scales 27 from the rear of the building wall on the side elevation. Same scale 4 1/2.

Mr. Edsall: Looking at the side elevation on the right shows four foot landing outside the door. The code requires an additional two foot of flat area before you start the incline of the ramp. I didn't get the plan that was updated until after the reviews were done. If you add the two foot on and then properly scale the eighteen feet, the ramp is into the next staircase which I don't believe meets code.

Mr. Cuomo: You are making it like a construction plan. That is a new door.

Mr. Edsall: I agree, this plan has changed because that was changed yesterday.

Mr. Van Leeuwen: Why don't you get together with Mark and get the changes made and we will get this damn thing approved?

Mr. McCarville: You don't think anybody has any problems with the way it's laid out?

Mr. Van Leeuwen: Either that or approve it subject to.

Mr. Cuomo: They are very minor.

Mr. Scheible: We are talking about six inches there, 24 foot driveway.

Mr. McCarville: Rescaling problems.

Mr. Scheible: Because I wouldn't mind subject to as long as Mark checks it out for scaling.

Mr. Van Leeuwen: I'd like to make a motion that the Planning Board of the Town of New Windsor approve the Cosimo site plan subject to Mark Edsall's review and approval.

Mr. Pagano: I will second that motion.

ROLL CALL:

MR. LANDER	AYE
MR. JONES	AYE
MR. PAGANO	AYE
MR. MC CARVILLE	AYE

MR. VAN LEEUWEN

AYE

MR. SCHIEFER

AYE

MR. SCHEIBLE

AYE



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

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MARK J. EDSALL, P.E.  
Associate

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Central Gate Home Improvement Site Plan  
PROJECT LOCATION: Route 94  
PROJECT NUMBER: 87-58  
DATED: 11 May 1988

1. The Applicant has submitted a Plan for an addition to an existing building on Route 94 associated with the use as a business office. The plan was previously reviewed at the 9 December 1987, 24 February 1988 and 13 April 1988 Planning Board Meetings.

2. The plan has been reviewed to indicate dimensions which would comply with certain comments provided by the Planning Board and Fire Prevention Bureau. A review of the plan brings to light several inconsistencies between the scaled dimensions and indicated dimensions. Some examples are as follows:

- a. The driveway width is indicated as 24' and in both cases scales 20'.
- b. On the site plan, the location of the third building entrance from the front (on the west) scales 27' from the rear building wall, on the side elevation same scales 24 1/2'.
- c. On the side elevation, the length of the handicapped ramp is indicated as 18' and same scales 17'.

Inasmuch as this is an existing structure and existing site, I question these dimensions as indicated above. If the existing dimensions are such that installation of the ramp to a length as necessary to comply with State Building Code and ANSI requirements cannot be made, this should be determined prior to Planning Board Approval. In similiar fashion, it should be determined whether there is actually enough room for a 24' drive as shown on the Plan. These existing dimensions must be verified and accurately indicated on the

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Central Gate Home Improvement Site Plan  
PROJECT LOCATION: Route 94  
PROJECT NUMBER: 87-58  
DATED: 11 May 1988

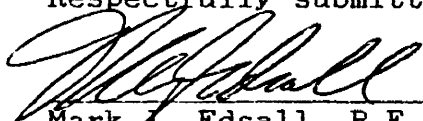
-2-

Plan such that a determination can be made whether the existing site can support the improvements of the dimension required for Planning Board Approval. It is recommended that the Applicant be directed to coordinate the various portions of the submitted plan, such that the scaled dimensions and indicated dimensions accurately reflect the actual conditions on the site.

3. The location of the handicapped parking space and the affect of the fence on access to the various parking spaces should be further discussed.

4. Until such time that the information referenced above has been clarified and the balance of the plan checked by the Applicant, it is my opinion that the plan as submitted is not acceptable for Planning Board Approval.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnje

central

AS OF: 05/21/88

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD  
TASK: 87- 58

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
87-58	8082	12/08/87	TIME	MJE	MC CENTRAL GATE	40.00	0.50	20.00			
87-58	10237	02/24/88	TIME	MJE	MC CENTRAL	40.00	0.50	20.00			
87-58	12130	04/06/88	TIME	MJE	MC CENTRAL GATE SITE	40.00	0.30	12.00			
87-58	12160	04/09/88	TIME	MJE	MC CENTRAL GATE	40.00	0.30	12.00			
87-58	13993	05/09/88	TIME	MJE	MC CENTRAL GATE	40.00	0.30	12.00			
87-58	13994	05/10/88	TIME	MJE	MC CENTRAL GATE	40.00	0.40	16.00			
87-58	14262	05/10/88	TIME	NJE	CL CENTRAL GATE	17.00	0.50	8.50			
87-58	14057	05/20/88	TIME	MJE	MC CENTRAL GATE	40.00	1.00	40.00			
TASK TOTAL								140.50	0.00	0.00	140.50
GRAND TOTAL								140.50	0.00	0.00	140.50

*100.00*  
*1-240.50*

*Telephoned*  
*5-27-88*

*Will send check in mail*

*pd 6-3-88*  
*8*

5-9-88

Central Gate

87-58

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
WATER, ~~SEWER~~ HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Raul V. Cuomo, P.E. for the building or subdivision of  
Central Gate Home Improvement has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

Building Connected to Sewer Line

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

James D. Marten Jr.  
SANITARY SUPERINTENDENT

May 25, 1988  
DATE



INTER-OFFICE CORRESPONDENCE

TO: New Windsor Planning Board  
FROM: Town Fire Inspector  
DATE: 5 May 1988  
SUBJECT: Central Gate Home Improvements  
PB-87-58 FB-88-25  
88-06 Disapproval

The site plan for the above subject is revision one (1) dated 25 April 1988, and submitted by Paul V. Cuomo; P.E.

This site plan is found unacceptable for the following reasons:

- 1) The eight (8) foot gate opening is not sufficient in width for a fire apparatus to pass through. (Minimum of twelve (12) foot gate opening needed.)
- 2) If gate is opened, the handicapped parking space would be unavailable for use by the handicapped. Gate to be relocated or move the handicapped parking space to another location.
- 3) No railing is shown for the handicapped ramp or handrail on building. (see attachment "A")
- 4) The four (4) X four (4) concrete slab at top of ramp does not appear to comply with ANSI specification. (see attachment "B")

  
Robert F. Rodgers; CCA  
Fire Inspector

elevation

section

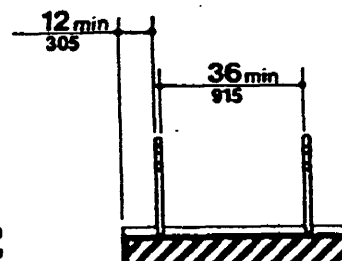
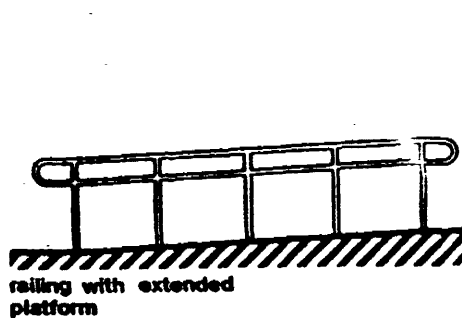
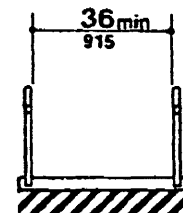
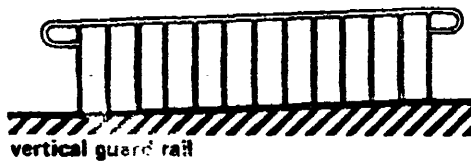
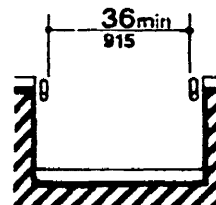
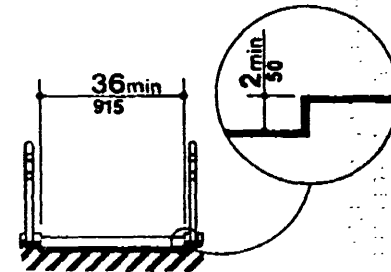
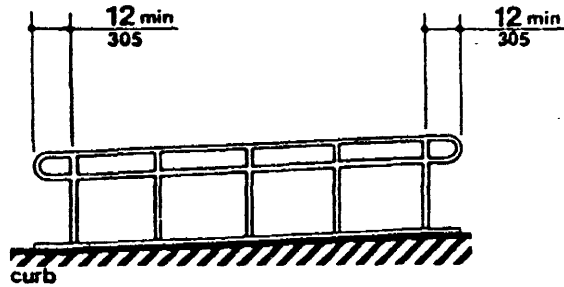
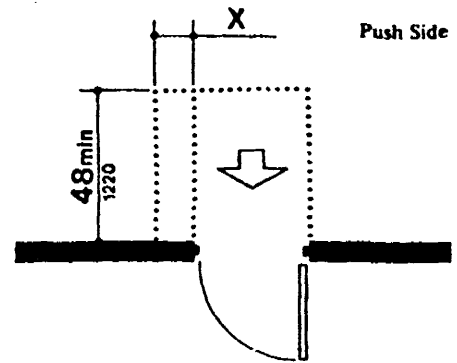
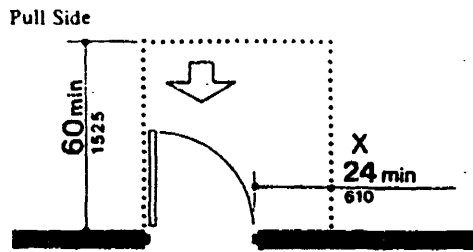


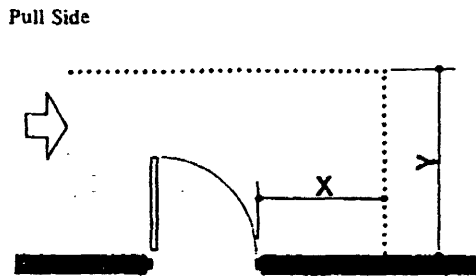
Fig. 17  
Examples of Edge Protection and Handrail Extensions

4  
A

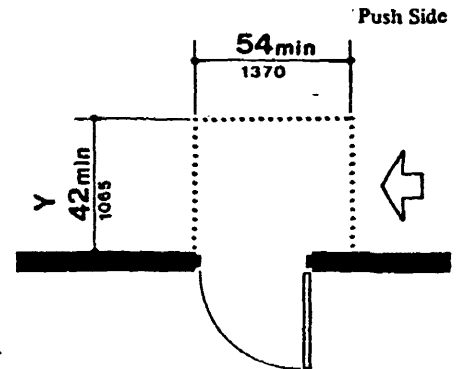


NOTE:  $x = 12$  in (305 mm) if door has both a closer and latch.

(a)  
Front Approaches – Swinging Doors

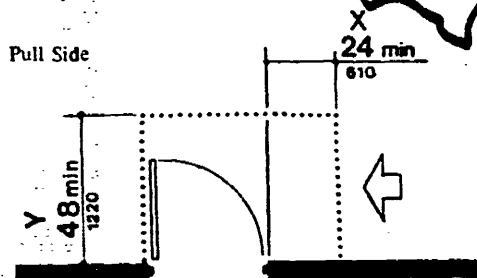


NOTE:  $x = 36$  in (915 mm) minimum if  $y = 60$  in (1525 mm);  $x = 42$  in (1065 mm) minimum if  $y = 54$  in (1370 mm).

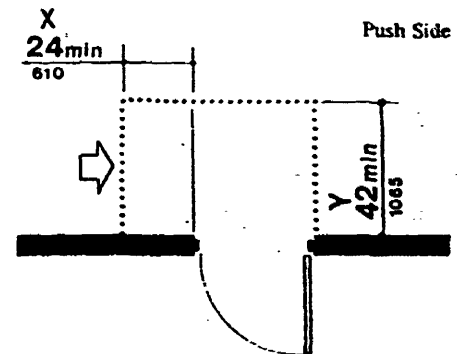


NOTE:  $y = 48$  in (1220 mm) minimum if door has both a latch and closer.

(b)  
Hinge Side Approaches – Swinging Doors



NOTE:  $y = 54$  in (1370 mm) minimum if door has closer.



NOTE:  $y = 48$  in (1220 mm) minimum if door has closer.

(c)  
Latch Side Approaches – Swinging Doors

NOTE: All doors in alcoves shall comply with the clearances for front approaches.

Fig. 25  
Maneuvering Clearances at Doors

a common period and they are also entitled to attend the scoping session and then, perhaps, Mark and I, the Board Chairman, can coordinate some mutually convenient point to go over the scoping checklist.

Mr. Edsall: Are we going to do this with a notice prepared by the town? It would be their responsibility to get it sent Certified Mail to the involved agencies as well as published in the paper. Is that what the Board wishes? We will prepare it to our liking and they can do the legwork to get the publishing and get it circulated.

Mr. Scheible: Yes.

CELEBRITY SITE PLAN (97-16) CUOMO

4-13-88

Mr. Paul Cuomo, Jamil Behri and Jamil Motran came before the Board.

Mr. Cuomo: Well, this is a revised map in response to comments from the fire department and from the Planning Board Engineer. We tried to put some more material to explain what we are doing. Up in the corner, this is an isometric view of the finished product. I know there was some discussion of what was going on. You can see here that they put a roof on, another roof coming around on the second floor there. He wants to finish off the first floor with the plate glass windows and we have a handicap ramp along the side there. You can see up in the picture in the corner, there. We have tried to comply with the fire department. One of their comments was the driveway width which should be 24 feet. We have changed that to reflect that and we've put the parking alongside of -- behind the building there. We have a very long lot there so parking is no problem. We can supply the amount of spaces that are required. The other comment was to put the dumpster -- they didn't think it was a good idea to have it near the building so we put it further away. That is basically what we have done in an attempt to get approval.

Mr. Lander: Do we have anything from the fire department?

Mr. Scheible: This is as of -- Paul just addressed the question of the fire bureau and from the last previous meeting, but as of April 6, 1988, have you seen this one?

Mr. Cuomo: No, I haven't seen anything since the other comments.

Mr. Scheible: Handicapped access to the building must be paved leading to the ramp access. Handicapped parking spaces should be 13 feet wide. Eliminate parking space 1 and 2 and move to west

side of property, rear handicapped parking space to be first parking space to the building. The ramp is 2.12 which is unacceptable.

Mr. Cuomo: The ramp is taken out of ANSI standards.

Mr. Edsall: It shows it being one to twelve slope but it scales two to twelve slope so, it is twice as steep.

Mr. Cuomo: We will change the plan.

Mr. Scheible: All the parking is in the rear.

Mr. Cuomo: We had to do that.

Mr. Scheible: I have a big question here. Who is going to man the gate at the time you want to park a car back there?

Mr. Motran: There shouldn't be a car if we are not there.

Mr. Scheible: This is completely closed by a fence back there and the fence doesn't close until you leave the premises?

Mr. Motran: Yes. But, if we are not there, the fence is closed. Why should a car be there if we are closed? Why do we have to have a fence?

Mr. Scheible: If you don't you are denying a handicapped person a use of your service. This is a state law. I'm explaining to you how the state reads it. You are denying a handicapped person the use of your services.

Mr. Motran: It is our business, we go for estimates, we don't have customers come to us.

Mr. Scheible: It is state law. The fence doesn't even show on this map. When was the fence put up?

Mr. Motran: About a year and a half ago.

Mr. Babcock: The way I looked at the plan with the fire bureau, what they said where it is marked handicapped parking, the HC and the parking, what they suggested is move those two parking spaces on the opposite side of the property, have them park parallel to the property line. That was from the fire department.

Mr. Edsall: They want access to the back of the building since there are rooms on the other side. They felt they should have access.

Mr. Scheible: If the fence is closed, the fire engines wouldn't be able to get back there anyhow.

Mr. Edsall: The back area with the fence, I am concerned what we have created is a potential for storage area rather than parking. I wanted the Board to consider the use of the back area, if in fact it is going to be a parking lot or a fenced in area for equipment which is what is out there now. That is what the comment means.

Mr. Van Leeuwen: Right now, it is a storage area.

Mr. Edsall: To my understanding, it is used for storage.

Mr. Van Leeuwen: What is it now, storage?

Mr. Babcock: Yes.

Mr. Bahri: If we park our cars and trucks in that area.

Mr. Van Leeuwen: What are you storing besides the cars and trucks?

Mr. Bahri: We have a lumber, I have 300 feet to the back.

Mr. Van Leeuwen: Once the office has been done, the trailer will come out?

Mr. Motran: As soon as the office is done, I am going to apply to build in the back. I have 300 feet in the back to maybe I can put a shed or something so I move the trailer. I am paying rent for the trailer now.

Mr. McCarville: This is not going to be a retail showroom? This is not going to show sample kitchen cabinets, things like that. Do you anticipate storing material out in the back?

Mr. Motran: Material in the back is only lumber.

Mr. McCarville: You are going to put storage there, right?

Mr. Motran: I'm going to apply for a shed in the back for storage, not a big quantity of material.

Mr. McCarville: What is the required parking? It looks like they intend to use it as storage and employee parking. Why put in so many parking spaces?

Mr. Cuomo: That is what the law asks for.

Mr. Scheible: I'd like to see the fence.

Mr. Motran: The fence is on the edge of the whole property.

Mr. Scheible: Is the area in the back, does Casey Manns have equipment on your property?

Mr. Bahri: We take it out.

Mr. Scheible: When did you take it out?

Mr. Bahri: About a year ago he put a truck trailer and the inspector asked us to ask him to move it. Then he move it. He always has something to do, but we try to keep him out.

Mr. McCarville: I'd like to see the parking area, this area back here where it says, compacted gravel with identification as parking and storage area.

Mr. Cuomo: Well, we will revise that.

Mr. Scheible: All right, you have to indicate the fence.

Mr. Rones: Pave the handicapped parking spaces.

Mr. Edsall: Instead of having the paving indicated at the back of this driveway, extend it as far back as the handicapped spot is.

Mr. Rones: Then correct the scale on the ramp so it conforms.

Mr. Edsall: Here is a copy of the comments that I had.

Mr. McCarville: Reidentify that back area to be used for the parking and material storage. Then also the landscaping.

Mr. Rones: Business, professional or government offices are included as a permitted use.

Mr. Edsall: Two comments. One, I can't see in the use table that storage of outdoor construction materials is a use allowed under the zone, so they'd need a variance if you are going to tell them they can store outdoors. Number two, I suggest to you if you don't take action, I would do something about waiving the deadline because the time has expired.

Mr. Scheible: Does your client have any problems with waiving the time period?

Mr. Bahri: I don't understand.

Mr. Van Leeuwen: We have a certain amount of days after you come in approve or disapprove. Do you have any problem with this 45 days?

Mr. Scheible: We want to stretch this time period out.

Mr. Bahri: I'd like not to, but I really have no choice.

Mr. Scheible: Otherwise, we'd have to vote no. It is to your benefit.

Mr. Bahri: Well, I really would like to comment on it. If you vote no, the building is going to stay as is, right? We can't do anything. We have no parking, you have no blacktop, no access for the handicapped, you have nothing. Why are we delaying this? That is what I really want to ask.

Mr. Scheible: The fire bureau had problems with it. We had to direct our attention to their questions. There are certain questions that had to be answered. The Board members have brought up certain questions this evening. The next time you come in, if all these questions are answered, that should be final.

Mr. Bahri: Okay.

Mr. Roncs: Storage that is not enclosed in the building is not permitted in the zone. If you want to do that, I suggest you get a variance.

Mr. Van Leeuwen: I suggest that you draw that building on this plan so we can approve the building, too, as a shed because, otherwise, you'd have to go all over this again.

Mr. Cuomo: Thank you.





McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
Associate

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: ~~CENTRAL GATE HOME IMPROVEMENT SITE PLAN~~  
PROJECT LOCATION: ROUTE 94 (NEAR VAILS GATE 5 CORNERS)  
NEW WINDSOR #: ~~87-58~~  
13 APRIL 1988

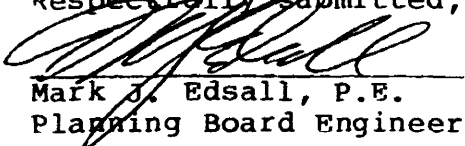
1). The Applicant has submitted a plan for an addition to an existing building on Route 94. The plan was previously reviewed at the 9 December 1987 and 24 February 1988 Planning Board meetings.

2). The Applicant has responded to the comments as previously provided by this Engineer. The following items should be discussed prior to final approval:

- a. As previously noted, the plan should include a detail of the proposed paving.
- b. The Board may wish to determine if any site landscaping improvements will be required as part of this Application Plan.
- c. The Board may wish to review the status of the Bureau of Fire Prevention Review with regard to this application.
- d. The plan does not accurately reflect all the conditions on the site as it currently exists.
- e. The handicapped ramp exceeds maximum allowable slope and should be revised.

3). The Board may wish to assume the position of Lead Agency under the SEQRA Review Process. In addition a determination regarding the environmental impact significance of this project could be discussed.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJE/dml  
Central



# COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

## Department of Health

124 MAIN STREET  
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko  
President, Board of Health

April 13, 1988

RE: Motran & Bahri

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

Gentlemen:

Home improvements do not require Health Department approval. There do not appear to be any other aspects coming under our review.

Very truly yours,

M. J. Schleifer, P.E.  
Assistant Commissioner

MJS:dlb

cc: File

4-28-88

Central Gate

87-58

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Paul V. Cooney for the building or subdivision of  
Central Gate has been  
reviewed by me and is approved \_\_\_\_\_  
~~disapproved~~ \_\_\_\_\_.

If disapproved, please list reason.

will not interfere with water line.

HIGHWAY SUPERINTENDENT

Steve D. Davis

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

4-28-88

Central Gate 87-58

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by  
Paul Cusano for the building or subdivision of  
Central Gate Home Improvement has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

Property is connected to Sewage System

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

William R. Martin Jr.  
SANITARY SUPERINTENDENT

April 29, 1988  
DATE

Central gate 87-58

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, ~~REVIEW~~ T. O.C.H. O.C.P.  
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_  
\_\_\_\_\_ for the building or subdivision of  
Central Gate Home Improvement has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

*No Comments.*

Don Greeno

HIGHWAY SUPERINTENDENT

*M.Y.S. R.O.T. 4/8/88*

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

Mr. Paul Cuomo came before the Board representing this proposal.

Mr. Cuomo: Mr. James Barry would like to include the facade of this place. You know where it is. You have probably driven by it several times. It is in a beat up condition now and I think he wants to fix it up. He wants to straighten out the roofline and put an addition in the back. He wants to enclose the porch and keep it going all the way around the building.

Mr. Van Leeuwen: What is the intended use of it?

Mr. Cuomo: Office, home improvement business.

Mr. Scheible: I have a copy of the Fire Prevention Bureau's report. Let me read it before we go any further. They have a few comments here. The aforementioned site plan was reviewed by the Fire Prevention Bureau on February 23, 1988 which was the site plan which was disapproved by the Bureau of Fire Prevention for the following reasons. Previous site plan denial recommendations have not been corrected. The parking lot on the west property line ~~is to be~~ ~~relocated~~

eliminated as well as two parking spaces next to the rear of the building for emergency access. Establishing a dumpster area in this location is not acceptable. The driveway width is not identified and should be a minimum of 24 feet wide.

Mr. Cuomo: We have room for parking. We could eliminate those two easily.

Mr. Scheible: How wide is the driveway coming in here?

Mr. Cuomo: Which one, that could be made into 24.

Mr. Scheible: They want to know what the width is.

Mr. Cuomo: We can give you 24.

Mr. Babcock: A suggestion to Paul, that he stop in my office. We will give him a copy of the Fire Prevention Bureau's report and the engineering report and he can answer their questions. He has a copy of Mark's report and he can answer the questions.

Mr. Scheible: Who was in the last time that you were in?

Mr. Cuomo: His partner.

Mr. Scheible: We discussed, we let him fix the roof, if I recall.

Mr. Cuomo: Yes, he was worrying about it leaking so we gave him the go ahead.

Mr. Ldsall: I just wanted to go over two items with Paul so that maybe my comments aren't misunderstood. Number 2, I have no problem with the bulk table because the lot, as it currently exists, has a considerable number of non-conformances. I want them noted as being non-conformances existing so anybody who looks at the plan won't think you're creating a non-conformance. So that it is clear, the Board is not making anything worse. For No. 5, the square footage that you are using for the determination of the parking lot only would be one floor, so we got to make sure that we know if it is two floors, office floor and whatever because that is going to determine the number of parking spaces.

Mr. Cuomo: Okay.

Mr. Scheible: Do you have any intentions for the second floor?

Mr. Cuomo: The second floor is there, but it is one room and a half. We still have to put the square footage in.

Mr. Pagano: He has got a zoning problem also.

Mr. Mc Carville: There is no side yard variance required. He is 15 foot from the property line even with the extensions, still 15 foot.

Mr. Cuomo: The biggest thing he is doing now is adding 6 feet to the building with the building as it is functioning. He's not doing anything except making the building look more decent and better.

Mr. Roncs: I am just concerned about the setback because you are closing in the porch. So you are enlarging the building.

Mr. Barry: For two reasons, for more safety because we are right on 94 and what happens when we close the office.

Mr. Roncs: Nobody is disagreeing, but if it is contrary to the zoning you might need a variance. But we want to make sure you have the requirements you need.

Mr. Mc Carville: It is okay if he just goes with one store.

Mr. Scheible: Just address these problems. Thank you.

Mr. Cuomo: Thank you.





McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
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RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
*Associate*

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: CENTRAL GATE HOME IMPROVEMENT SITE PLAN  
PROJECT LOCATION: ROUTE 94  
NEW WINDSOR #: 87-58  
24 FEBRUARY 1988

1). The Applicant has submitted a plan for an addition to an existing building on Route 94. The plan was previously reviewed at the 9 December 1987 Planning Board meeting.

2). The plan as submitted includes a copy of the Town Bulk Regulations; however, the plan does not provide, within the table, data regarding the existing conditions. It is noted that currently the lot and structure result in numerous existing non-conformances. As per usual practice, these existing conditions should be noted within a table which indicates "existing" and "required" information and asterisks should note any existing non-conformances.

3). It should be verified on the plan that the proposed use is a business office for the Central Gate Home Improvement Contractor operation.

4). Per the Applicant's comments at the 9 December meeting, it was understood that the stairways to the east side of the existing structure were to be removed. This should be noted on the plan.

5). The calculation for the required parking appears to indicate the square footage for only the first floor. It should be clarified by the Applicant what the intended use for the second floor of the building is. If same is for office use, provisions for the associated parking must be provided.

6). The Site Plan as prepared should include provisions for a handicapped parking space.

7). The plan should include a detail of the proposed paving, or the type and thickness should be indicated on the plan view.

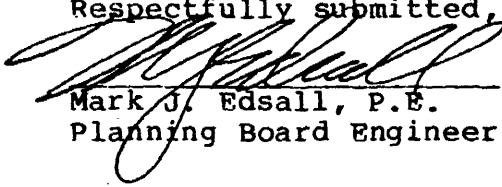
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

8). The Planning Board should determine if a Public Hearing will be necessary for the Site Plan, per its discretionary judgement on under Paragraph 48-19.C of the Town Zoning Ordinance.

9). Due to the fact that the 90 day approval period will expire prior to the next regular meeting of the Planning Board, it is recommended that the Board require that the Applicant or his authorized representative waive the 90 day requirement for Board action.

10). The Board may wish to take action to assume the position of Lead Agency under the SEQRA Review Process.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

TOWN OF NEW WINDSOR  
BUREAU OF FIRE PREVENTION  
SITE PLAN REVIEW FORM

PLANNING BOARD

REFERENCE NUMBER: 87-58

FIRE BUREAU

REFERENCE NUMBER: 88-06

SITE PLAN FOR: Central Gate Home Improvement

ADDRESS: Route 94; New Windsor, New York 12550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 23 February 1988.

☐ The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

☒ The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

Previous site plan denial recommendations have not been corrected.

The parking on the west property line to be eliminated<sup>6C</sup> as well as  
two (2) parking spaces next to the rear of the building for emergency  
access. Establishing a dumpster area in this location is not acceptable.

OK The driveway width is not identified and should be a minimum of 24 feet  
wide. Identify handicapped access to the building and handicapped parking  
spaces.

April 1988  
Handicapped access to the building must be paved, leading to ramp access.  
Handicapped parking space to be 13 feet wide to include 3 feet of cross hatching  
Eliminate parking space 1 & 2 and move to West side of property line (rear)  
Handicapped parking space to be first parking space to building. Ramp  
is 2:12 which is unacceptable

SIGNED: Richard G. Hawley

Central Gate 87-58

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
WATER, ~~SEWER~~ HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by  
Paul Canno for the building or subdivision of  
Central Gate has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

Building is Tied-in to Sewer line

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Luman D. Masten Jr.  
SANITARY SUPERINTENDENT

February 18, 1988  
DATE



# COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

## Department of Health

124 MAIN STREET

GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko  
President, Board of Health

February 24, 1988

RE: Motran & Bahri Home Improvement

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

Gentlemen:

Be advised that this is an action not coming under the purview of this department.

Very truly yours,

M. J. Schleifer, P.E.  
Assistant Commissioner

MJS:dlb

cc: File

TOWN OF NEW WINDSOR  
BUREAU OF FIRE PREVENTION  
SITE PLAN REVIEW FORM

PLANNING BOARD

REFERENCE NUMBER: 87-58

FIRE BUREAU

REFERENCE NUMBER: 88-05

SITE PLAN FOR: Central Gate Home Improvement

ADDRESS: Route 94; New Windsor, New York 12550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 23 February 1988.

☐ The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

☒ The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

Previous site plan denial recommendations have not been corrected.

The parking on the west property line to be eliminated as well as  
two (2) parking spaces next to the rear of the building for emergency  
access. Establishing a dumpster area in this location is not acceptable.

The driveway width is not identified and should be a minimum of 24 feet  
wide. Identify handicapped access to the building and handicapped parking  
spaces.

SIGNED: Richard A. Hawley

87-58



Louis Heimbeck  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT

239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by T. NEW WINDSOR PLANNING BD. D P & D Reference No. NCOT 9-8817

Applicant JAMAL MOTRAN - JAMIL BAKRI County I.D. No. 1

Proposed Action: SITE PLAN: BLDG. ADDITION / RENOVATION

State, County, Inter-Municipal Basis for 239 Review FRONTAGE ACCESS AL594

County Effects: \_\_\_\_\_

Related Reviews and Permits \_\_\_\_\_

County Action: ☒ Local Determination ☐ Approved ☐ Disapproved

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

FEB. 22, 1988  
Date

Peter Garrison  
Commissioner

☐ Postcard Returned  
Date \_\_\_\_\_

Central Gate 87-58

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Paul V. Come PE for the building or subdivision of  
Central Gate Home Imp. has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

will not interfere with existing water  
line -

HIGHWAY SUPERINTENDENT

Steve D. D. D.  
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



Central Gate

87-58

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
WATER, SEWER, HIGHWAY REVIEW FORM:  
D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_  
\_\_\_\_\_ for the building or subdivision of  
Central Gate Home Improvement has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

*No Comments.*

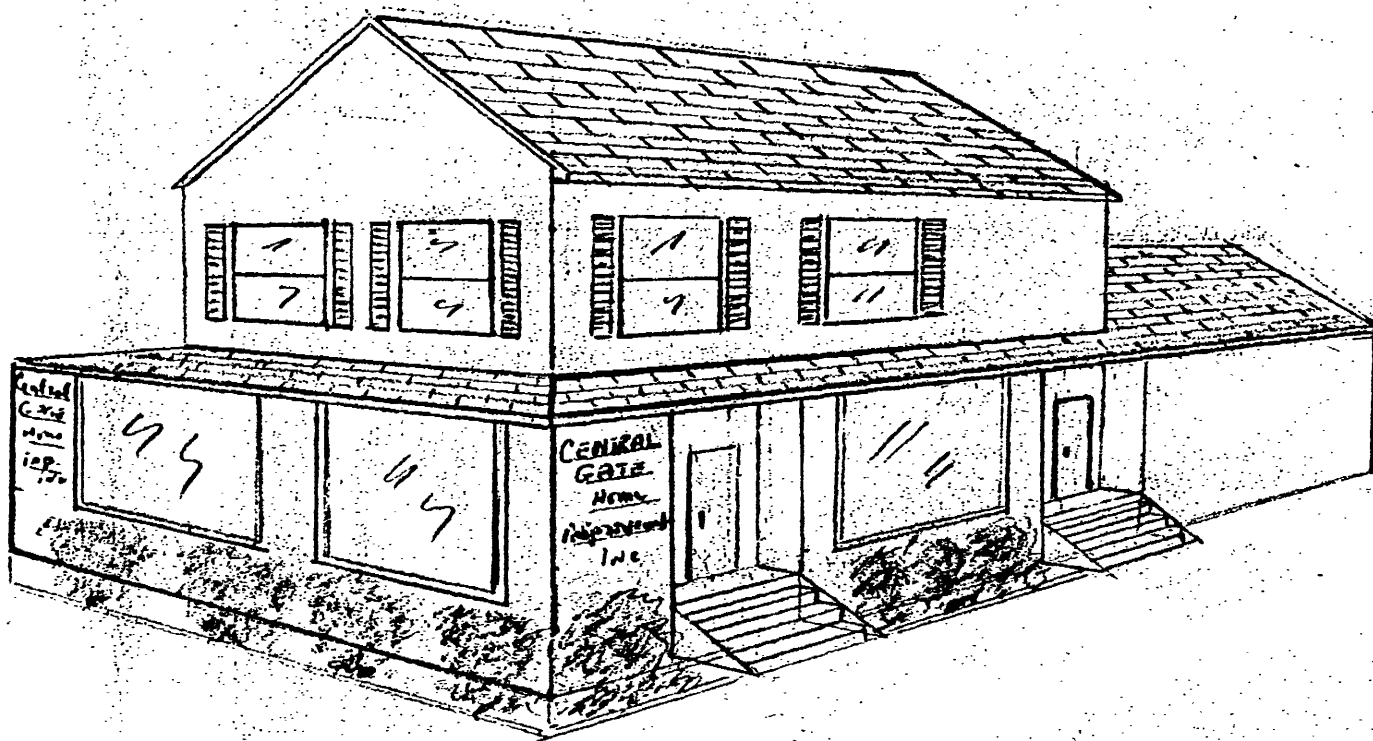
Wm Green 2-19-88  
H.S. D.O.T.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE



*Orange Contractors*

*Seamless Gutters and Siding*

P. O. Box 124

Chester, N. Y. 10918

Tel: (914) 469-9576

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received 8/4/87  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Addition to Central Gate Home Improvement- Addition to Existing Building
2. Name of Applicant Central Gate Phone 562-1442  
Address Rte. 94 Vails Gate, N.Y. 12584  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Jamal Motran & Jamil Bahri Phone 562-1442  
Address Central Gate, Rte. 94 Vails Gate, N.Y. 12584  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Paul V. Cuomo, P.E. Phone 561-0448  
Address 571 Union Ave. New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Mr. Lou Viglotti Phone 452-1046  
Address 266 Main St. PO Box 422 Fishkill, New York 12524  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the South side of Rte. 94  
40 feet West (Street)  
of Old Temple Hill Rd. (Direction)  
(Street)
7. Acreage of Parcel 0.445 ± acre 8. Zoning District C
9. Tax Map Designation: Section 70 Block 1 Lot 4
10. This application is for Addition to Central Gate Home Improvement
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? no

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Jamal Motran & Jamil Bahri being duly sworn, deposes and says that he resides at 124 Academy Ave, Chester New York in the County of Orange and State of New York and that he is (the owner in fee) of \_\_\_\_\_

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

20<sup>th</sup> day of July 1987

[Signature]  
(Owner's Signature)

[Signature]  
(Applicant's Signature)

Dale R O'Donnell  
Notary Public

\_\_\_\_\_  
(Title)

DALE R. O'DONNELL  
Notary Public, State of New York  
No. 4631088  
Qualified in Dutchess County  
Commission Expires March 30, 1988

REV. 3-87

300  
140  
160

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |                                                                            |                                                                             |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Site Plan Title                     | 29. <input checked="" type="checkbox"/> Curbing Locations                   |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)                 | 30. <input checked="" type="checkbox"/> Curbing Through Section             |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)             | 31. <input checked="" type="checkbox"/> Catch Basin Locations               |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name           | 32. <input checked="" type="checkbox"/> Catch Basin Through Section         |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address        | 33. <input checked="" type="checkbox"/> Storm Drainage                      |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates          | 34. <input checked="" type="checkbox"/> Refuse Storage                      |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval Stamp.       | 35. <input checked="" type="checkbox"/> Other Outdoor Storage               |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET                      | 36. <input checked="" type="checkbox"/> Area Lighting                       |
| 9. <input checked="" type="checkbox"/> Site Designation                    | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys.              |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input checked="" type="checkbox"/> Water Supply/Fire Hydrants          |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)         | 39. <input checked="" type="checkbox"/> Building Locations                  |
| 12. <input checked="" type="checkbox"/> PLOT PLAN                          | 40. <input checked="" type="checkbox"/> Building Setbacks                   |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)         | 41. <input checked="" type="checkbox"/> Front Building Elevations           |
| 14. <input checked="" type="checkbox"/> Metes and Bounds                   | 42. <input checked="" type="checkbox"/> Divisions of Occupancy              |
| 15. <input checked="" type="checkbox"/> Zoning Designation                 | 43. <input checked="" type="checkbox"/> Sign Details                        |
| 16. <input checked="" type="checkbox"/> North Arrow                        | 44. <input checked="" type="checkbox"/> BULK TABLE INSET                    |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners           | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations        | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.)         |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas               | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation                | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.)         |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress           | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u>                                               |                                                                             |
| 22. <input checked="" type="checkbox"/> Landscaping                        | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.)                |
| 23. <input checked="" type="checkbox"/> Exterior Lighting                  | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area)        |
| 24. <input checked="" type="checkbox"/> Screening                          | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed.     |
| 25. <input checked="" type="checkbox"/> Access & Egress                    | 53. <input checked="" type="checkbox"/> No. of Parking Required.            |
| 26. <input checked="" type="checkbox"/> Parking Areas                      |                                                                             |
| 27. <input checked="" type="checkbox"/> Loading Areas                      |                                                                             |
| 28. <input checked="" type="checkbox"/> Paving Details (Items 25-27)       |                                                                             |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances to the best of my knowledge.

By: *Paul R. [Signature]*  
Licensed Professional

Rev. 3-87

Date: 2/13/88

## SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title:

CENTRAL GATE HOME  
IMPROVEMENT

Location:

ID Number:

### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

### ENVIRONMENTAL ASSESSMENT

- |                                                                                                                                                                                                                                      | YES                      | NO                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?                                                                                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site?                                                                                                                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water?                                                                                                                                                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will project have an adverse impact on groundwater quality?                                                                                                                                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites?                                                                                                                                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species?                                                                                                                                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality?                                                                                                                                                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?                                                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will project have a major adverse effect on existing or future recreational opportunities?                                                                                                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems?                                                                                                                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is project non-farm related and located within a certified agricultural district?                                                                                                                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?                                                                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will project have any adverse impact on public health or safety?                                                                                                                                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is there public controversy concerning any potential impact of the project?                                                                                                                                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

FOR AGENCY USE ONLY

Preparer's Signature:

*[Signature]*

Date:

2/9/88

Preparer's Title:

Agency:

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

JAMIL BAHRI

resides at P.O. BOX 934 VAILS GATE  
(Owner's Address) N.Y.

in the County of ORANGE

and State of NY

and that he is the owner in fee of CENTRAL GATE  
HOME IMPROVEMENT

which is the premises described in the foregoing application and

that he has authorized PAUL V. CUOMO

to make the foregoing application as described therein.

Date: 2/9/88

[Signature]  
(Owner's Signature)

Patricia E. O'Brien  
(Witness' Signature)



Mr. Paul Cuomo came before the Board representing this proposal. He introduced Mr. Jamal Motran, part owner of the premises.

Mr. Cuomo: This is an existing structure, I think if you think the photograph is kind of hard it is really, it is the building in the vicinity across from Purple Palor car wash on Route 94.

Mr. Mc Carville: Are you remodeling now?

Mr. Cuomo: What they want to do is remodel and lenghten the porch.

Mr. Schiefer: That is all you are doing?

Mr. Cuomo: No, he has a picture.

Mr. Motran: We are just planning to make it long like this just extend the porch and go all the way, the porch is existing up to here just go with it all the way up around it. The existing porch is up to here we are planning to enclose it and continue it.

Mr. Scheible: Do you intend on using this for stores?

Mr. Motran: No it is going to be an office. Our office is a passage in here it is just a straight passage and the existing thing we want to extend it on the side. We have about three hundred feet to the back all the way.

Mr. Schiefer: You probably have enough side yard clearance but by extending it back I believe it requires 15.

Mr. Cuomo: Yes I think you are right.

Mr. Schiefer: So we'd need a deviation there.

Mr. Motran: This is going to be taken off here.

Mr. Schiefer: This has to be a minimum of 15 or go to the Zoning Board and see if you can convince them.

Mr. Mc Carville: I think you'd do better by cutting the porch.

Mr. Cuomo: That is an old addition.

Mr. Schiefer: Ok, then I have no argument. I thought this was being added.

Mr. Scheible: Here is a copy of the comments. I'd like to put this on the inspection detail. We don't have a proxy statement and a checkoff list is missing here also. Also the fire bureau has a few problems here. The parking on the property line to be eliminated as well as two parking spaces next to the rear.

Mr. Cuomo: This is the third time that I have been told I haven't done the checklist. I have done these things. The bulk regulations I stand corrected.

Mr. Scheible: The driveway width which is not identified should be a minimum of 24 feet.

Mr. Cuomo: Can we get a copy of those comments?

Mr. Scheible: The handicapped spaces must be identified and also the handicapped access to the building also.

Mr. Motran: For the time being we cannot do anything?

Mr. Scheible: No.

Mr. Motran: We have remodeled inside to make it liveable.

Mr. Scheible: That is fine.

Mr. Motran: We changed all the windows, make it ready and it has been a long time, it is bad for our customers. We are losing business, we are in the business of remodeling.

Mr. Scheible: This was submitted August 7.

Mr. Motran: This is not going to be used for anything, just a driveway and we have enough square in the back which we fenced half of the property not all of it.

Mr. Scheible: After all these things have been addressed then Paul will set up another meeting date with the engineer and come back for us.

Mr. Edsall: Did you indicate that the Board is going to go ahead and approve them to start some improvements inside.

Mr. Motran: I would like to cover only the windows.

Mr. Scheible: He is already started inside.

Mr. Edsall: You are going to need a building permit and that would require some movement from the Board.

Mr. Babcock: We stopped down there one day because he was doing some stuff, water was running in it was in bad shape to prevent damage from the building I don't think I can say he couldn't put the new roof, I told him at that point

he'd have to stop until he got final approval. The law says he can't receive a building permit until he has final approval to do any alterations of the building without a building permit he is going to be in trouble.

Mr. Scheible: Even on the interior?

Mr. Babcock: Yes.

Mr. Motran: If it rains it is effecting us because we don't want to spend the money two times if we are going to have the changes I don't want to do the siding now and start again.

Mr. Scheible: How do you feel about this, I don't want the man to be jeopardized and have the building collapse and get rain damaged.

Mr. Babcock: He did put on a new roof.

Mr. Motran: Yes we didn't touch the walls we just put a new pump for the water.

Mr. Scheible: For commercial buiding he needs our approval for interior.

Mr. Babcock: The whole thing is it is a site plan approval once he submits a site plan the law says he is not allowed to do anything until he has final approval. It is a matter of law it is not that we don't want to let you do it.

Mr. Motran: I understand completely.

Mr. Scheible: There is not really much.

Mr. Motran: The situation is the siding is falling apart is is going inside.

Mr. Babcock: There is nobody in the world that can tell you you can't protect your interest if you have water flowing inside you have to do something ok.

Mr. Scheible: You do whatever is necessary to maintain the safety of the structure that is the way that should be addressed. Gentleman, do you agree?

Mr. Jones: Yes.

Mr. Schiefer: Yes.

Mr. Motran: The front porch I'd like to enforce it I am in the business of home improvements.

Mr. Schiefer: I have no problem with the whole thing.

Mr. Scheible: If everything goes right Paul--

Mr. Cuomo: I think my plan is much more detailed that is observed here I am not going to make a big deal but this plan has a lot of details I think I don't think it would be too much to bring it up to your specifications.

Mr. Scheible: We wil put you on the next available agenda.

Mr. Cuomo: Thank you.



**McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

**RICHARD D. McGOEY, P.E.**  
**WILLIAM J. HAUSER, P.E.**  
**MARK J. EDSALL, P.E.**  
*Associate*

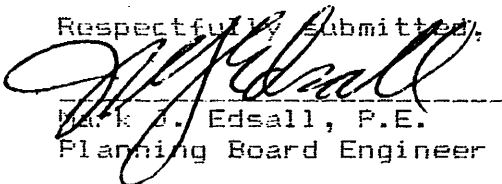
Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Central Gate Home Improvement  
PROJECT LOCATION: Route 94  
NW #: 87-58  
9 December 1987

1. The Applicant has submitted a Plan for an addition to an existing building.
2. The Plan as submitted is extremely lacking in information which is required both by the Site Plan Checklist in the Application Package and as required based by the Town Code. The Plan fails to provide sufficient information for an engineering review. At such time that a complete plan is submitted, comments will be prepared.
3. As currently submitted, the Plan is not acceptable for approval, from an Engineering Standpoint.
4. The Board should determine if the Application is complete in that it includes an EAF, Proxy Statement, Site Plan Checklist and completed application.

Respectfully submitted:



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnjE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

CENTRAL GATE HOME IMPROVEMENT

87-58

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 18 August 1987.

       The site plan or map was approved by the Bureau of Fire Prevention.

  ✓   The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

The parking on the west property line to be eliminated as well as  
two (2) parking spaces next to the rear of the building for emergency  
access. The driveway width is not identified and should be a  
minimum of 24 feet wide. Identify handicapped access to the building  
and handicapped parking spaces.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNED: \_\_\_\_\_

CHAIRMAN

D7-58

BUILDING INSPECTOR, P.B. ENGINEER,  
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval  
Subdivision \_\_\_\_\_ as submitted by  
Paul V. Courma, P.E. for the building or subdivision of  
Central Gate Home Improvement has been  
reviewed by me and is approved ✓,  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

House is already provided with sewer

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lymank D. Masten  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

August 7, 1987  
\_\_\_\_\_  
DATE

miss

BUILDING INSPECTOR, P.B. ENGINEER,  
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by

Paul V. Cuomo for the building or subdivision of  
Central Gate Comm \_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_,  
~~disapproved~~ \_\_\_\_\_.

If ~~disapproved~~, please list reason.

There is an existing service to this building -  
- notifying water dept - when work will be done

Call  
(for Sec  
Perch + Lot)

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

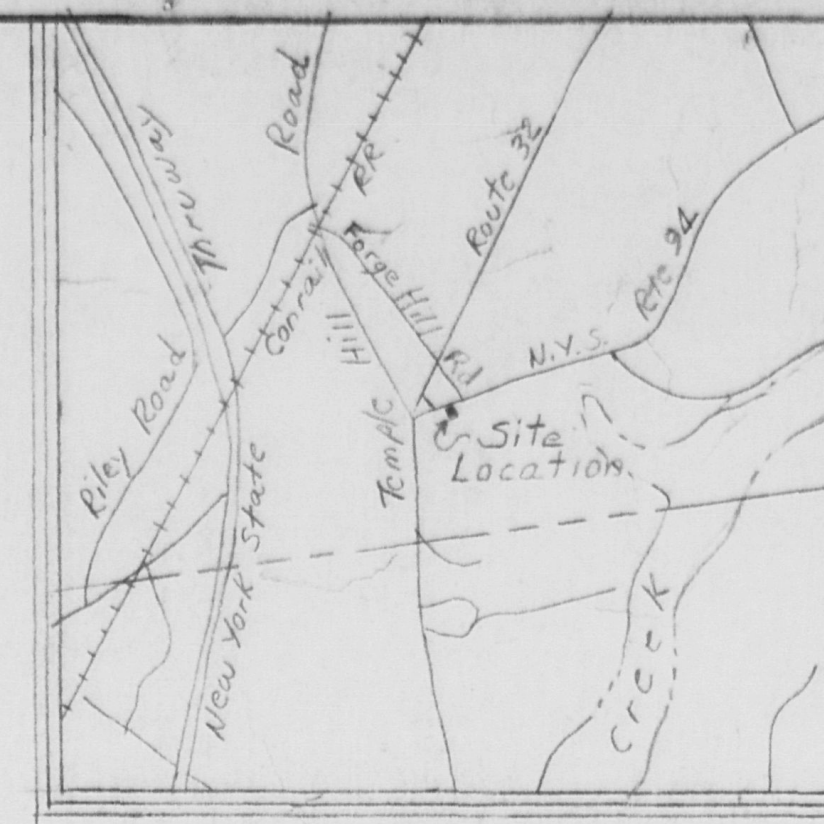
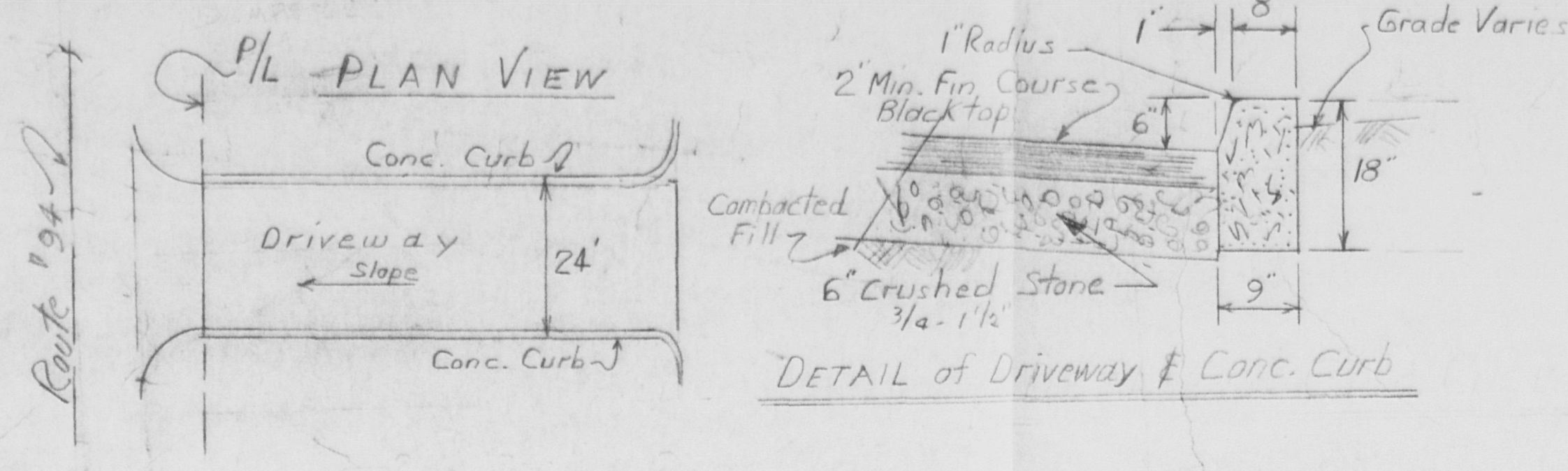
Steve DiDio  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

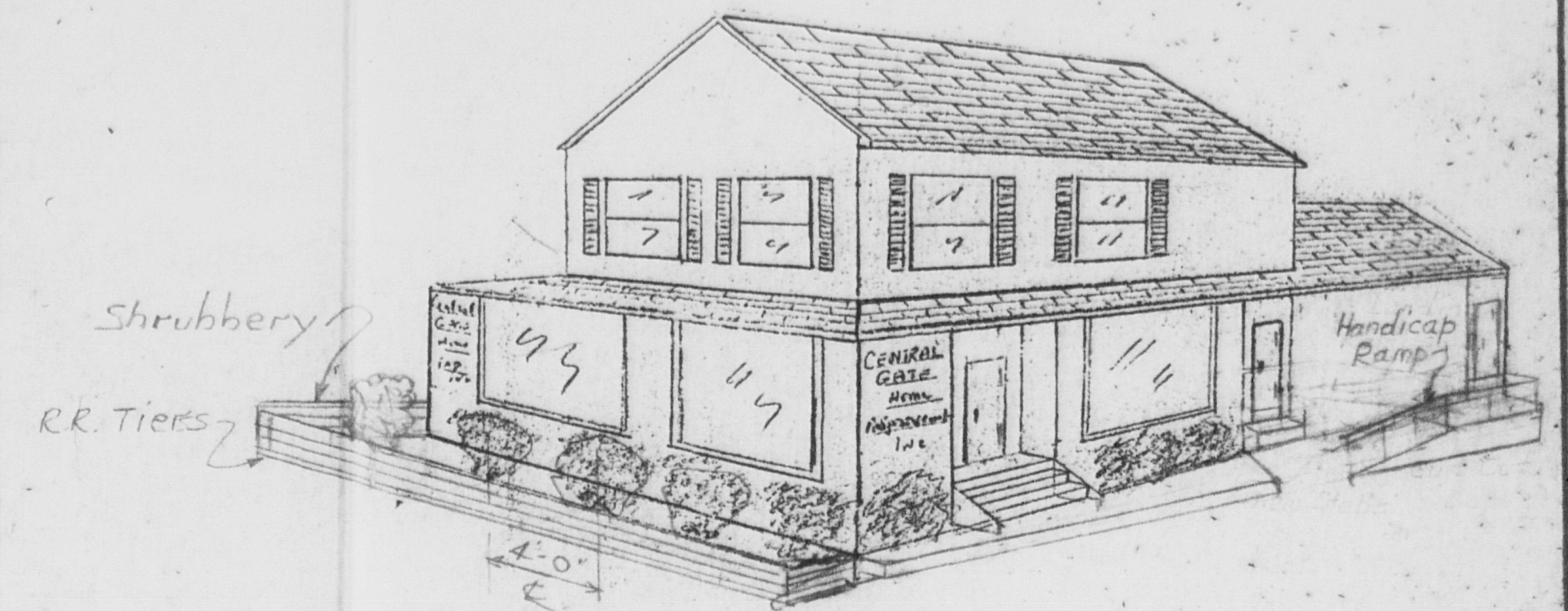
\_\_\_\_\_  
DATE

Sec 70 Blk 1 Lt. 4



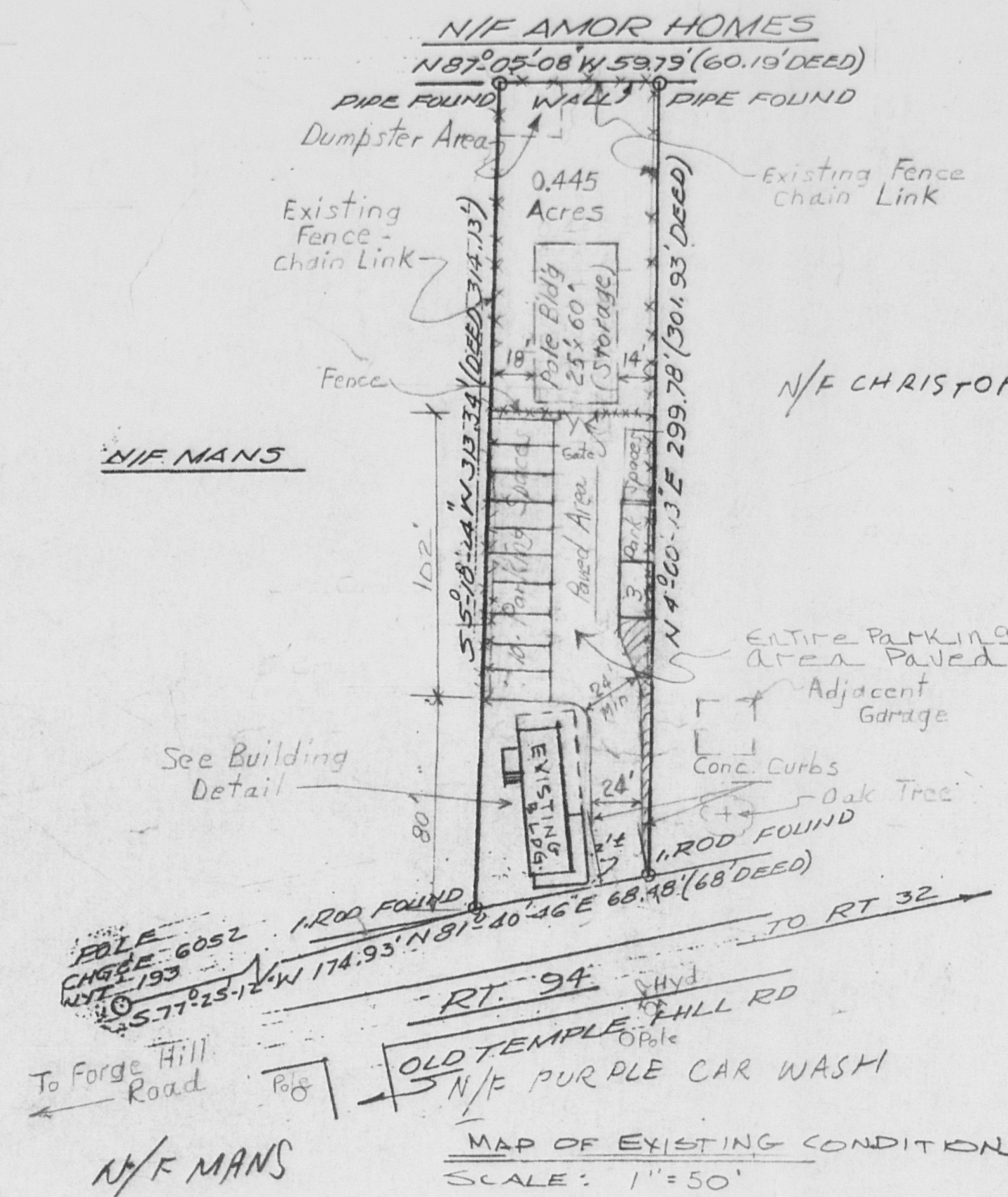


LOCATION MAP  
Scale: 1" = 2,000'

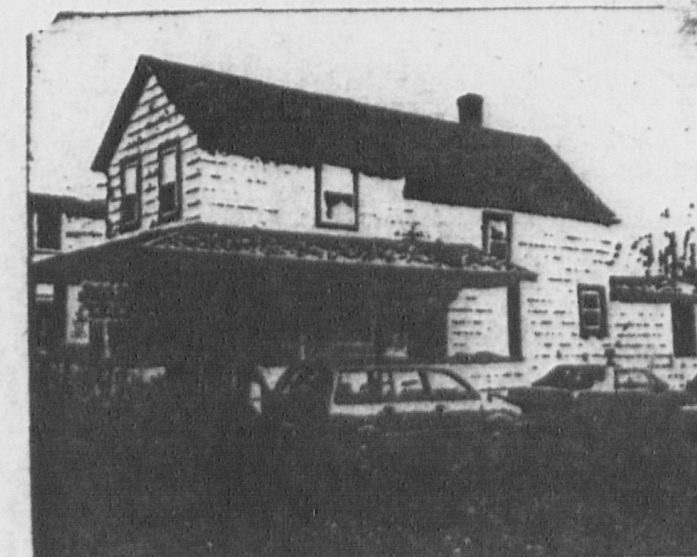


PERSPECTIVE VIEW

USE OFFICE	BULK TABLE	
	ZONE (C)	DESIGN SHOPPING
MIN LOT AREA	40,000	19,415
MIN LOT WIDTH	200	68.48
REQ FRONT YARD	60	2
REQ SIDE YARD	30	15
SIDE YARDS TOTAL (MIN)	70	30
REQ REAR YARD	30	130
REQ STREET FRONTAGE	N/A	



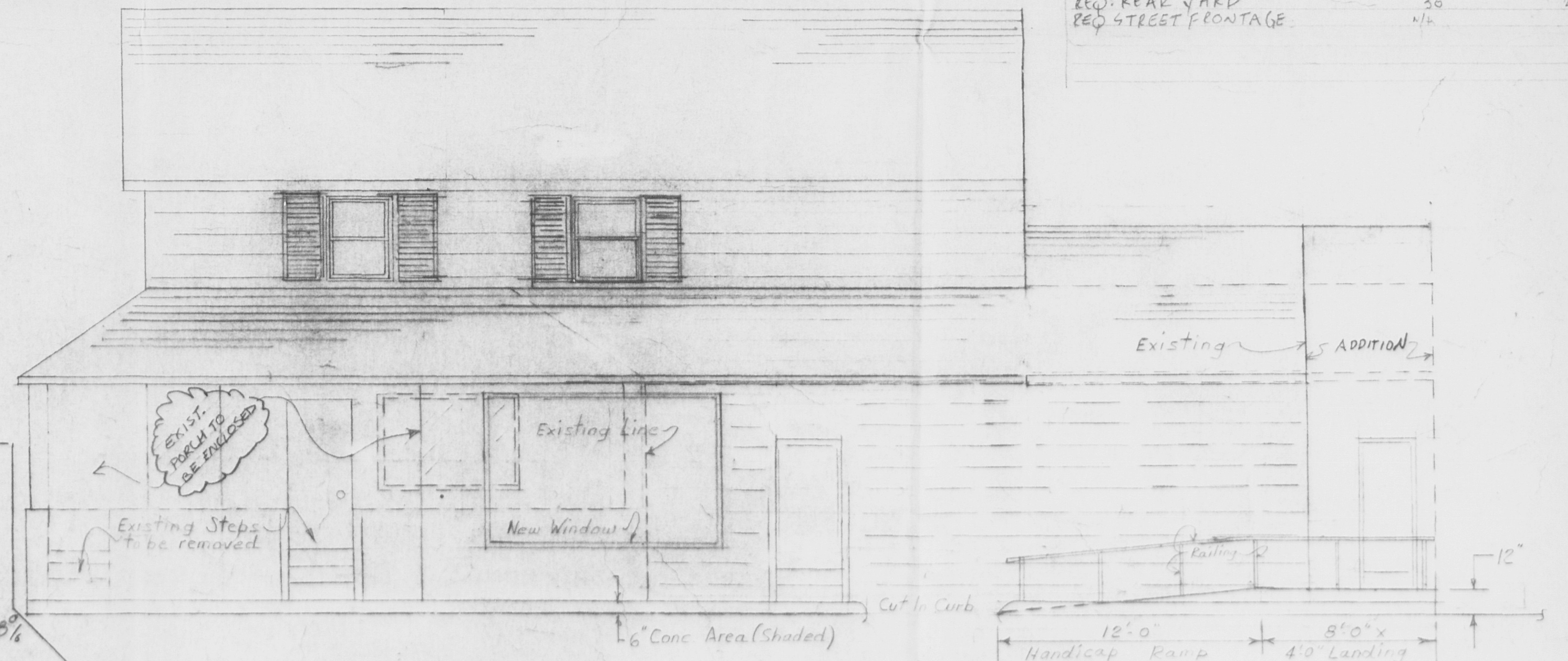
ZONE = DESIGN SHOPPING (C)



FINAL BUILDING  
COVERAGE = 2001 SF  
PAVEMENT COVERAGE 1536 SF  
TOTAL 7536 SF  
TOTAL AREA 445' x 496.50' = 19,425 S.F.  
BUILDING = 2001 ÷ 19,425 = 10%  
PAVEMENT COVERAGE 7536 SF ÷ 19,425 S.F. = 38%  
TOTAL AREA OPEN SPACE 7536 S.F. ÷ 19,425 S.F. = 38%  
TOTAL AREA OPEN SPACE 10,151 S.F. ÷ 19,425 S.F. = 52%  
PARCELS 1 SPACE PER 200 S.F.  
2001 ÷ 10 SPACES

SITE PLAN  
SCALE: 1/8" = 1'-0"

BUILDING FLOOR AREA  
First Floor: 60.21 = 1,396  
Second Floor: 40.15 = 615  
TOTAL 2,001



SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

- NOTES:
1. DEMOLISH, THEN REBUILD BACK ROOM, 6' LONGER AND 6' WIDE AS SHOWN ON PLAN
  2. CLOSE IN PORCH
  3. MAKE TOP ROOF ALL ONE LEVEL

ADDITIONAL APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 10/13/98  
APPLICANT'S NAME & ADDRESS:  
James Motran & Jamil Bahri  
Route 94, Vails Gate, NY 12584



TOLERANCES	NO	DATE	BY
DECIMAL	1	4/2/98	GT
FRACTIONAL	2	5/9/98	MC
ANGULAR	3	6/19/98	GT
	4	8/24/98	N/S
	5	9/20/98	N/S

CENTRAL GATE HOME IMPROVEMENT  
JAMIL MOTRAN & JAMIL BAHRI  
ADDITION TO EXISTING BLDG.  
DRAWN BY MTS  
SCALE AS SHOWN  
DATE 2-9-98  
DRAWING NUMBER 1 OF 1